



Jerdon Real Estate, Inc.

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PRICE: Was \$449,900. Now \$375,000.

LOCATION:

MAGICIAN LAKEFRONT

Address : 31481 MAPLE ISLAND ROAD, DOWAGIAC MI 49047
Approx Sq Ft : 2,240(O.D.)(952 SF finished in lower level)
Lot Size : 60' on Lake, 54' on road by 236' deep.
Taxes : 2017 \$5,503 (Non-Homestead) w/2017 SEV might be \$8,462+/- estimate only not guaranteed*
Tax ID# : 14-130-0165-035-00 (Silver Creek Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW 2015
Elec Service : 200 amp
Construction : Frame
Heat : HVAC natural gas
Possession : At closing
Water Heater : 50 gal gas
Sewer : Municipal, remaining assessment*

Beach: Sandy
Street: Private paved
Siding: Vinyl
Walls: Dry wall/panel
Bsmnt: Walkout
Water: Well/jet pump

Built : Unknown
1st Bedroom : 15 x 15
2nd Bedroom : 13 x 15'
3rd Bedroom : 12 x 12'
4th Bedroom : 12 x 15'
5th Bedroom : 9 x 12'
Bath : Full (rough-in only)
Bath : Full Tub/shower (Lower level)
Living/Dining : 18 x 27 (Lower level)
Kitchen : 8 x 14' (Lower level)
Family Room : 13½ x 27' (Lower level)
Fireplace : Gas log (Lower Level)
Deck : 10 x 35'
Garage : 3-Car detached 24 x 30'

REMARKS: Located on private Maple Island. House needs some interior finishing including one bath, floor covering, some dry walling, trim, etc. Included: . *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$388 on tax bill for annual sewer until paid in full with Approx \$714+/- remainder principle. INCLUDED: range, ref., micro wave, din table & 4 chairs, 2 wicker chairs, 3 couches, swivel chair, coffee table, office chair, 2 queen w/springs & mattresses, 2 chest of drawers, all window treatments, pier w/pier supports. Maple Island has annual HOA fee.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)